

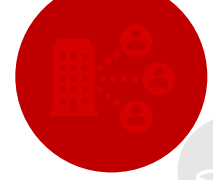


WKU[®] Facilities Management

Monthly Report January 2024



Management Team



Ken Branch
General Manager
5 years Supporting
WKU



Angie Jackson
Business Operations
28 years Supporting
WKU



Jennifer Mcleod
Sodexo HR
10 years Supporting
WKU



Ronnie Allerkamp
Training and Safety
1 year Supporting
WKU



Mark Allen
Energy Manager
5 years Supporting
WKU



Dan Uhls
Maintenance Services
8 years Supporting
WKU



Kenny Johnson
Environmental Services
2 years Supporting
WKU



Gerald Belcher
Environmental Services
8 years Supporting
WKU



Kyle Davenport
Campus Services
6 years Supporting
WKU



Randall Farris
HRL Operations
4 years Supporting
WKU



Ray Murillo
HRL Manager
4 years Supporting
WKU



Carla Nally
HRL Managers
10 years Supporting
WKU





What: Install generator/transfer switch.

Issue Addressed: 1700 Chestnut did not have associated standby/emergency power and had experienced lengthy outages. Due the existing wiring configuration, a whole house generator system was sourced and installed. This was a condition-based renewal.

Funding Source: OPM (President's Funds)

Method: Outsource (D/M Electric/Atmos)



What: Refloor JRH Elevators

Issue Addressed: The existing carpet had stained to a point that the ESA crew could not keep them clean – Carpet is a bad idea in an elevator. This was a condition-based renewal.

Funding: \$1623

Funding Source: OPM (929923)

Method: Outsource (Red Carpet)

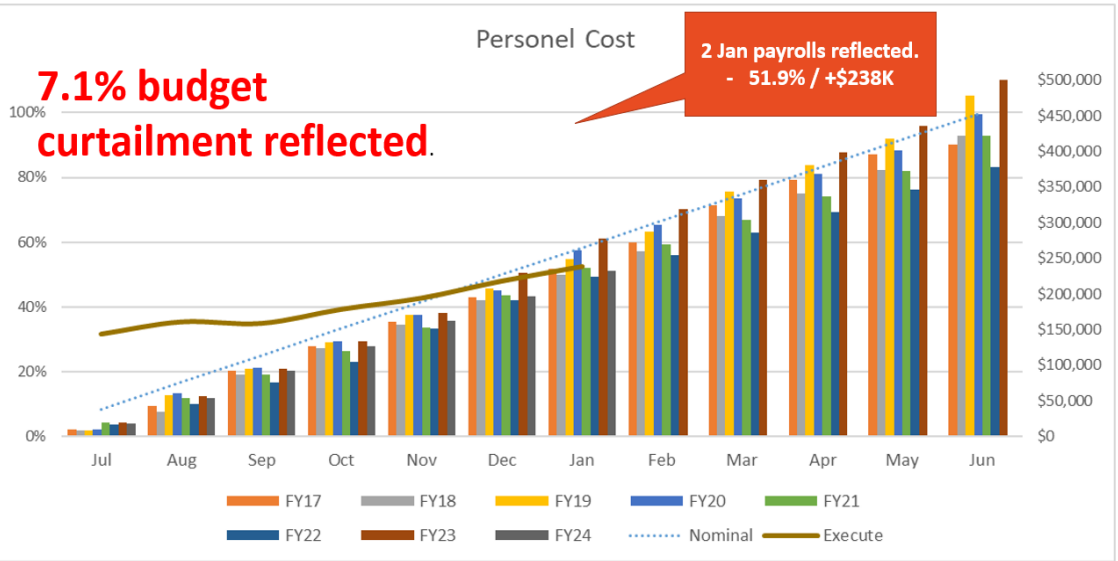


Maintenance Services

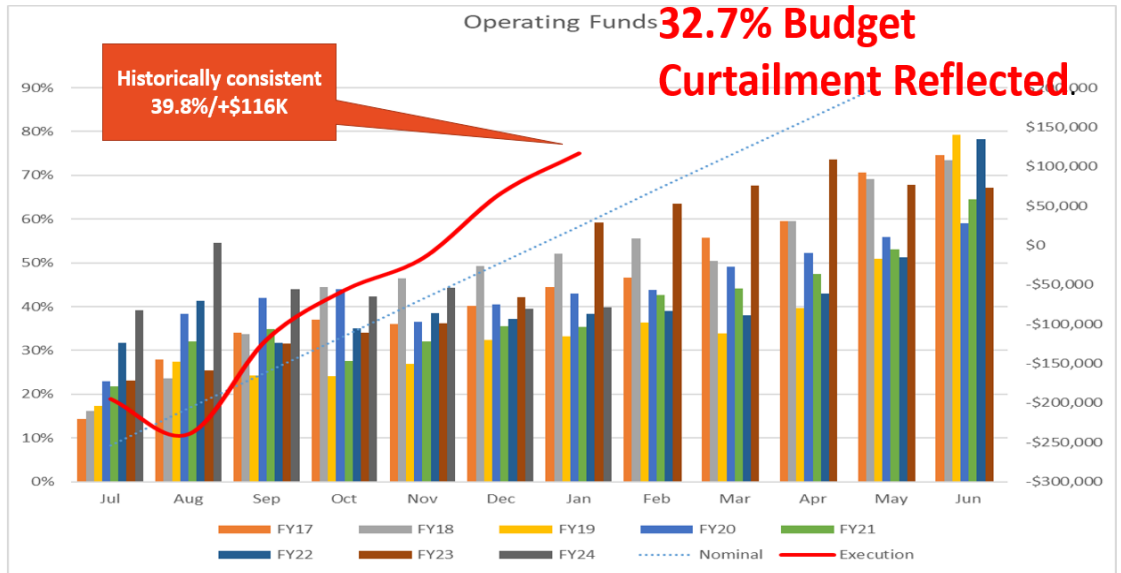
Under-execution of personnel funds caused by readjustments to baseline budget

Under-execution of operation cost created by a surge of income from projects

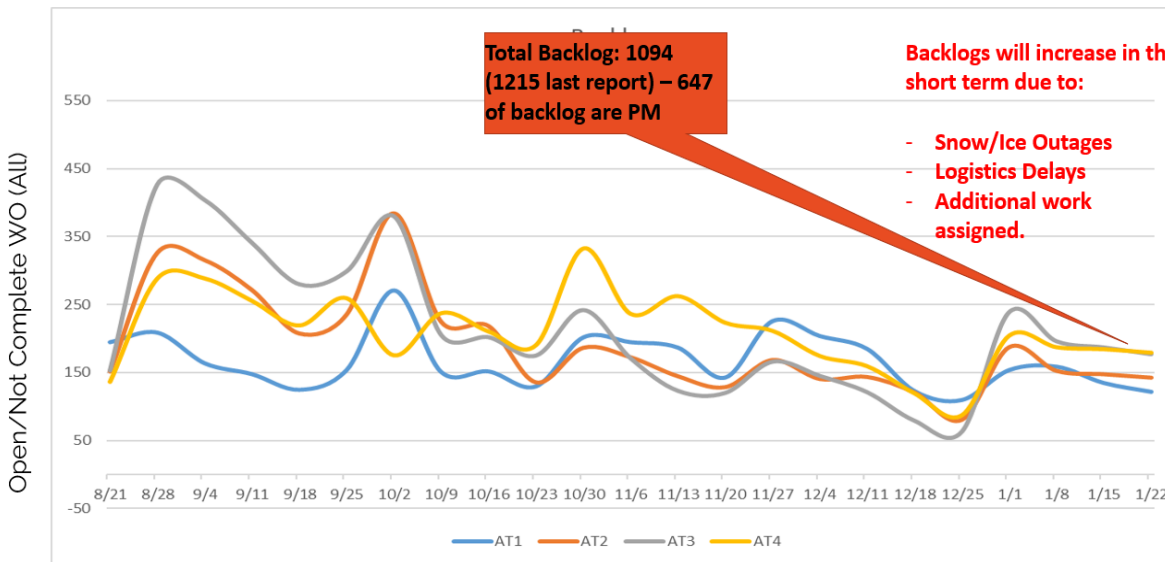
Personnel Cost



Operating Funds



WO Backlog



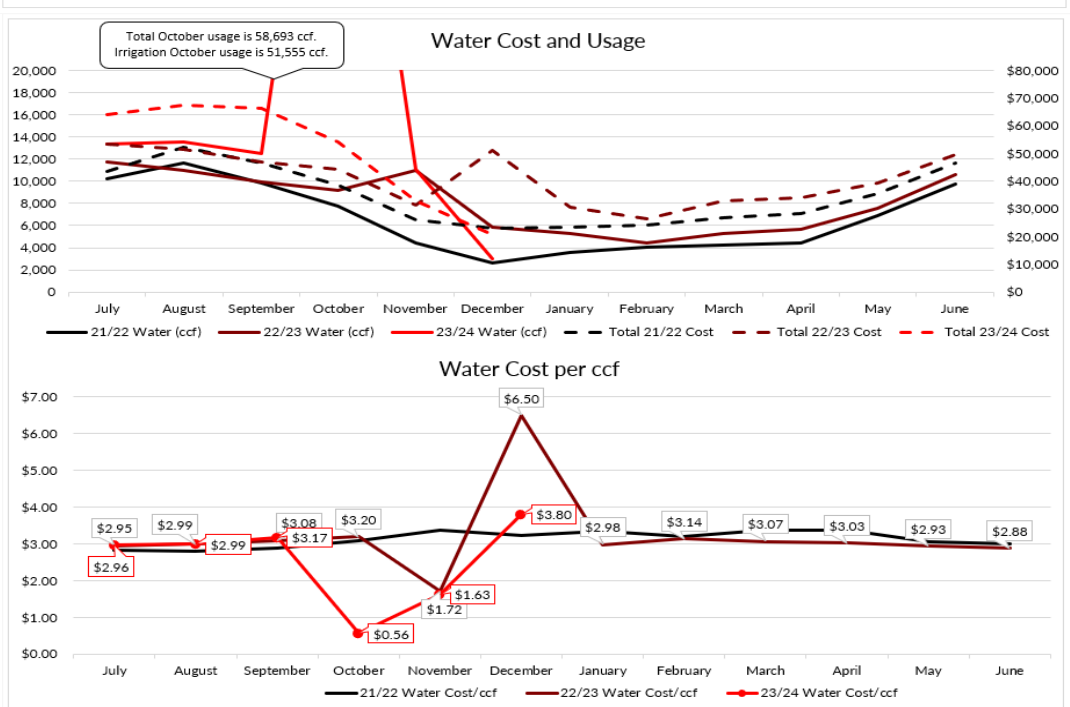
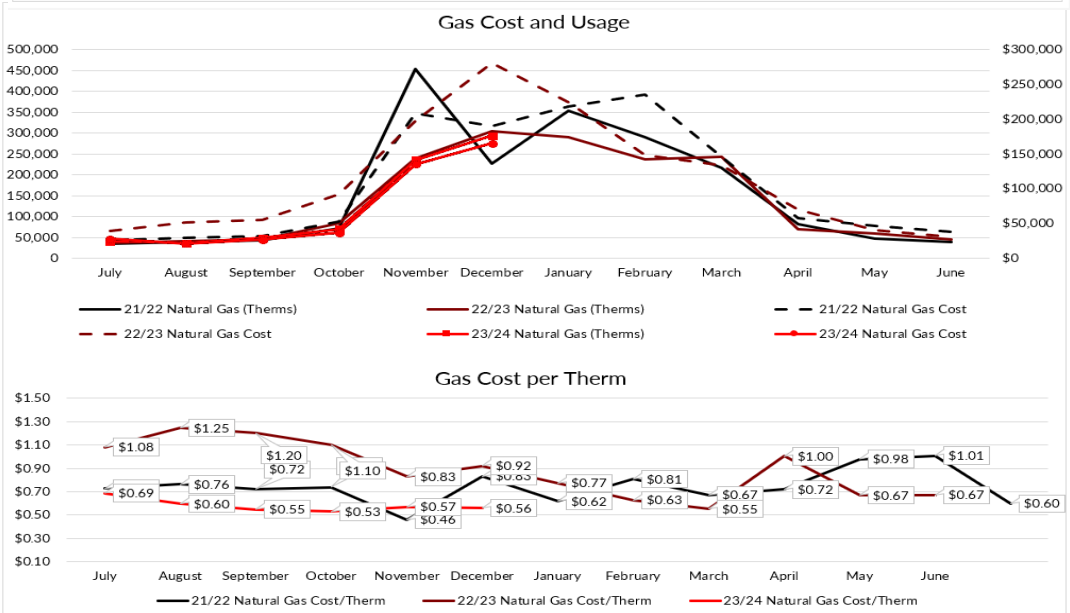
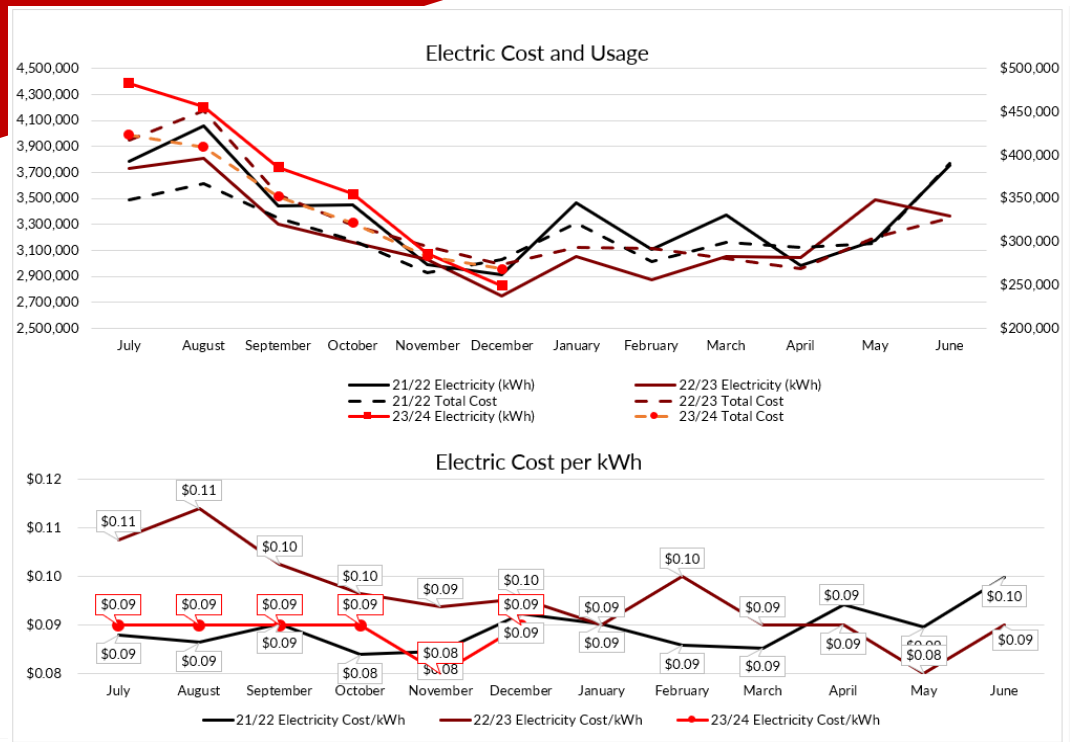
Backlogs are seasonally consistent (year-over-year). Incremental growth in backlog attributed to reduced resources

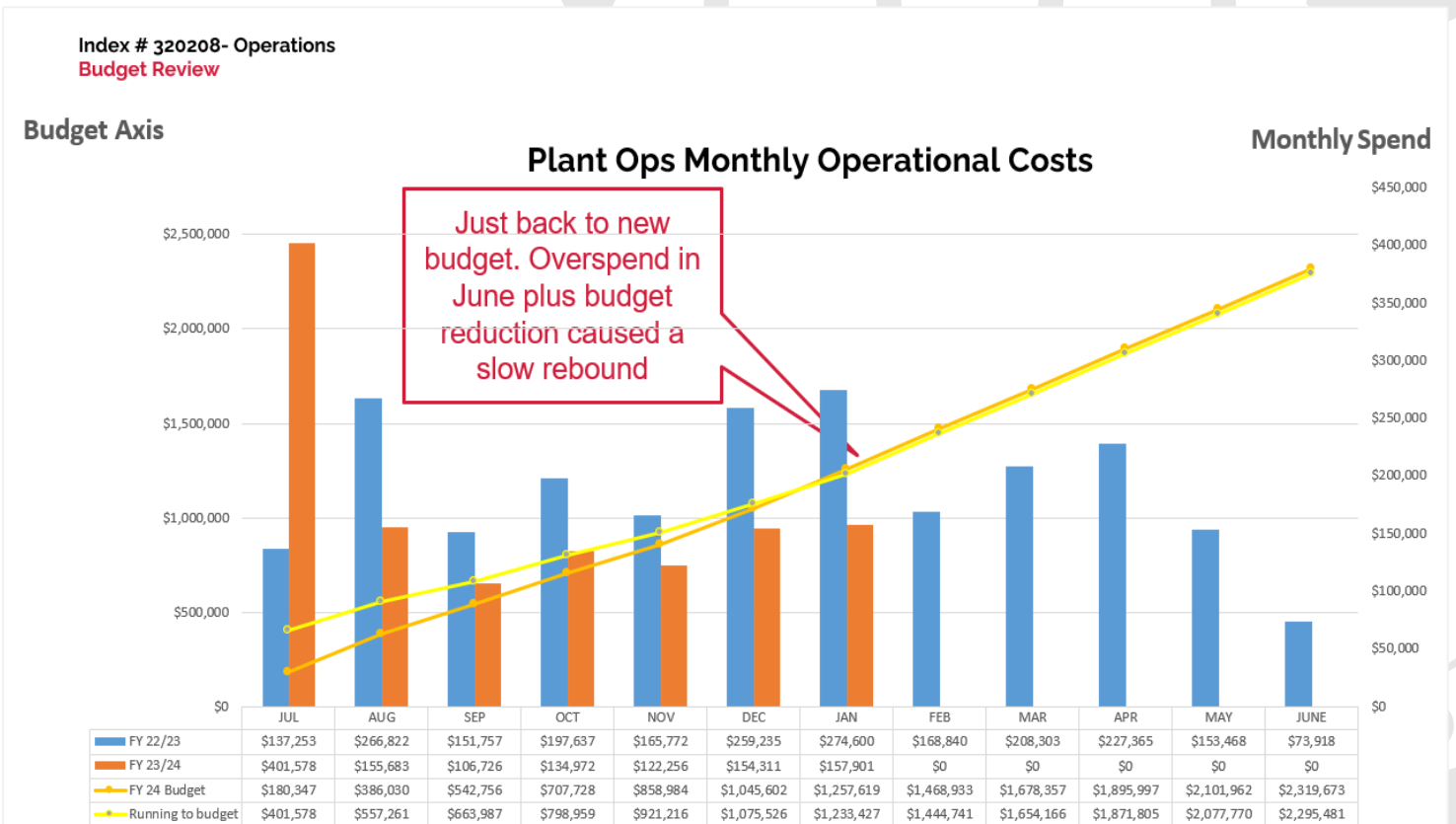
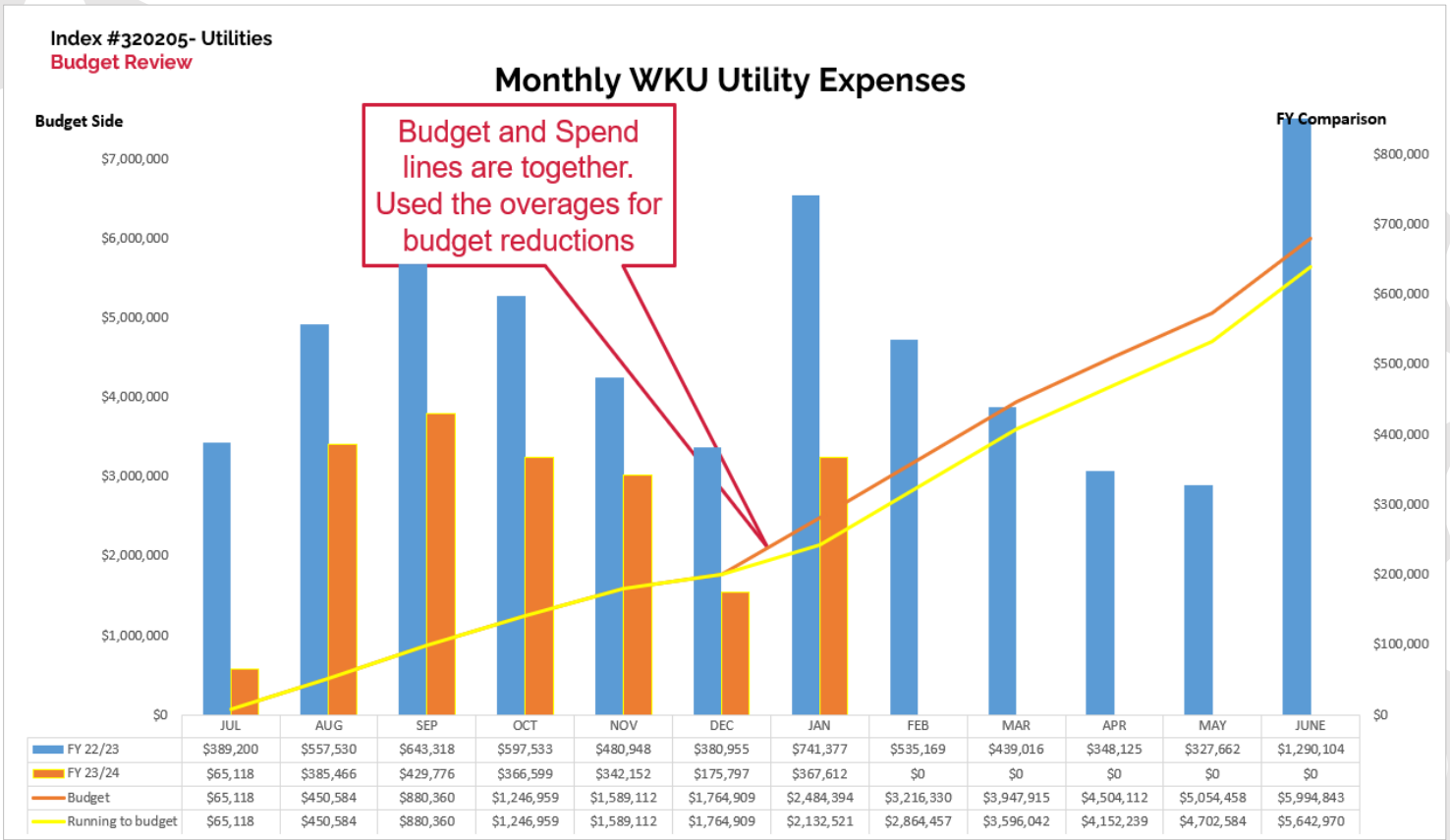
Plant Operations

Back to normal trend with steady downward slope.

Campus was closed during late December because of the winter weather.

Back to normal water usage.





What: Bed edge landscape beds

Issue Addressed: Used pull behind bed edger to define landscape beds. Crisp edge provides a clean look and helps to maintain mulch within area

Funding Source: 320206

Method: DFM Campus Services Personnel



What: Tree Trimming

Issue Addressed: Utilized boom truck to trim larger trees around campus. Hollies at 1700 Chestnut; Crape Myrtles at Directionals; miscellaneous low branches campus-wide

Funding Source: 320206

Method: DFM Campus Services Personnel

What: Removal of leaves

Issue Addressed: Removed leaves within parking lot areas and around campus to help with potential slip hazards. Utilized mowers to mulch up leaves in open turf areas to replace nutrients into the soil. Removed dormant maiden grasses for spring re-growth.

Funding Source: 320206

Method: DFM Campus Services Personnel





What: Winter Weather Event

Issue Addressed: Week-long winter weather event. Campus Services cleared roadways, sidewalks, ramps, and stairs based on the Winter Weather Response Plan

Funding Source: 320206

Method: DFM Campus Services Personnel



Location: Pearce Ford Tower

What: Hydronic Line

Issue Addressed: Insulating hydronic line that had frozen

Funding: Student Life Foundation

Method: WKU Personnel

Location: Poland Hall

What: Plumbing repair

Issue Addressed: Replaced failed vacuum breaker

Funding: Student Life Foundation

Method: Outsourced



Before



After



Housing and Residence Life

Hilltopper Hall Situation Support



Hilltopper Hall closes for safety and McCormack Hall reopens after closure for a planned renovation. 388 students moved.



Environmental Services

Completed Projects

Winter break
cleaning at
the Center of
Research and
Development



Floor touch-
up and polish
at Gary
Ransdell Hall



Winter break
cleaning at
the Commons

Top scrub
and wax
classrooms
and corridor
at College
High Hall



Safety and Training

December Safety Training

- ✓ Slips/Trips/Falls
- ✓ Cold Weather
- ✓ Holiday Safety

January Safety Training

- ✓ Annual Accident Prevent (plus Forms)
- ✓ Personal Protection Equipment
- ✓ 3 Checks for Safety
- ✓ Driver Responsibility (Forms)
- ✓ Kick off Hearing Conservation Testing

DFM Incidents by Fiscal Year

Area	FY 18		FY19		FY 20		FY 21		FY 22		FY 23		FY 24	
	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT
E & G	3	1	6	2	6	1	7	1	6	1	3	0	1	
HRL	1	0	3	0	1	0	3	0	2	1	2	0	1	
Campus Services	1	0	2	0	4	0	3	0	0	0	1	0		
Maintenance	4	1	3	1	1	1			0	0	1	0	1	
HRL (M)	3	2	0	0	1	0	0	0	2	1	2	0		
Plant Operations	2	0	0	0	0	0	3	1	1	0	1	0	2	
Fiscal Services	0	0	0	0	0	0	0	0	0	0	0	0		
Total	14	4	14	3	13	2	16	2	11	3	10	0	5	0

FY24 DFM Safety Incidents by Month

	Jul		Aug		Sep		Oct		Nov		Dec		Jan		Feb		March		Apr		May Current		Jun		Total		
	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	
FY 18	1	0	1	1	1	0	3	1	0	0	0	0	2	2	2	0	1	0	1	0	2	0	0	0	0	14	4
FY 19	2	1	3	1	1	0	1	0	1	0	0	0	3	0	0	0	0	0	1	0	2	1	0	0	0	14	3
FY 20	1	0	1	0	0	0	5	0	1	0	0	0	1	0	0	0	1	0	0	0	0	0	3	2	13	2	
FY 21	3	1	1	0	1	0	1	0	2	1	2	0	0	0	1	0	3	0	0	0	0	0	2	0	16	2	
FY 22	1	0	2	0	3	1	0	0	2	0	1	1	0	0	0	0	0	0	1	0	0	0	1	0	11	3	
FY 23	1	0	0	0	1	0	2	0	3	0	0	0	1	0	1	0	1	0	0	0	0	0	0	0	10	0	
FY 24	1	0	1	0	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	
Trend	↔		↑		↔		↓		↓		↑														↓		



Business Operations

Work Order Statistics by Category Period 1/01/2024 through 1/31/2024

Status of Work Orders Scheduled During Report Period						Work Orders Completed during Report Period	
Category	Scheduled	Open		Completed during Report Period		Scheduled Prior to 1/1/2024	Total Completed
		#	%	#	%		
C001 - Not Used	0	0	0.0	0	0.0	0	0
C018 - Misc Electrical	0	0	0.0	0	0.0	0	0
C023 - Boiler Locked out	0	0	0.0	0	0.0	0	0
F002 - Electrical Equip	115	31	27.0	84	73.0	1	85
F005 - Fire & life safety equip	9	1	11.1	8	88.9	0	8
F009 - HVAC Installations	1936	277	14.3	1656	85.5	114	1770
F010 - Mechanical Equip	110	45	40.9	65	59.1	43	108
F011 - Heating Systems	4	1	25.0	3	75.0	4	7
F012 - Elevators & Escalators	8	7	87.5	1	12.5	0	1
F013 - Gas Installations	1	0	0.0	1	100.0	1	2
F016 - Doors	7	0	0.0	7	100.0	7	14
F019 - Signage	0	0	0.0	0	0.0	0	0
F021 - Catering Equip	5	0	0.0	5	100.0	0	5
F025 - Site Infrastructure	5	3	60.0	2	40.0	1	3
F027 - Control Panels	7	5	71.4	2	28.6	1	3
F028 - Generators	61	9	14.8	52	85.2	0	56
F029 - Lifting Equip	2	1	50.0	1	50.0	0	2
F032 - A/C Equipment	114	59	51.8	55	48.2	0	59
F037 - Pipework	40	9	22.5	31	77.5	1	82
F038 - Pumps	91	29	31.9	62	68.1	0	68
F039 - Chillers	16	3	18.8	13	81.3	114	14
F042 - Water Treatment	1	1	100.0	0	0.0	43	0
F043 - Health & Safety	0	0	0.0	0	0.0	4	11
F045 - Appliances	3	0	0.0	3	100.0	0	3
F047 - Sewerage	7	7	100.0	0	0.0	1	0
F055 - Inspections	2	1	50.0	1	50.0	7	1
F056 - Laboratory Equipment	0	0	0.0	0	0.0	0	0
F059 - Grounds Equipment	88	29	33.0	59	67.0	0	61
F062 - Tools	1	1	100.0	0	0.0	1	0
F064 - Hospital Equipment	0	0	0.0	0	0.0	1	0
F070 - Compressors	9	0	0.0	9	100.0	0	9
F072 - Tanks	8	2	25.0	6	75.0	0	6
F076 - Paint Equipment	1	1	100.0	0	0.0	0	0
F082 - Vehicles	1	1	100.0	0	0.0	1	0
-none-	1235	358	29.0	877	71.0	0	1052
Total:	3887	881	22.7%	3003	77.3%	114	3430

75.1%
PRO work orders completed

77.8%
PM work orders completed

78.2%
RM work orders completed

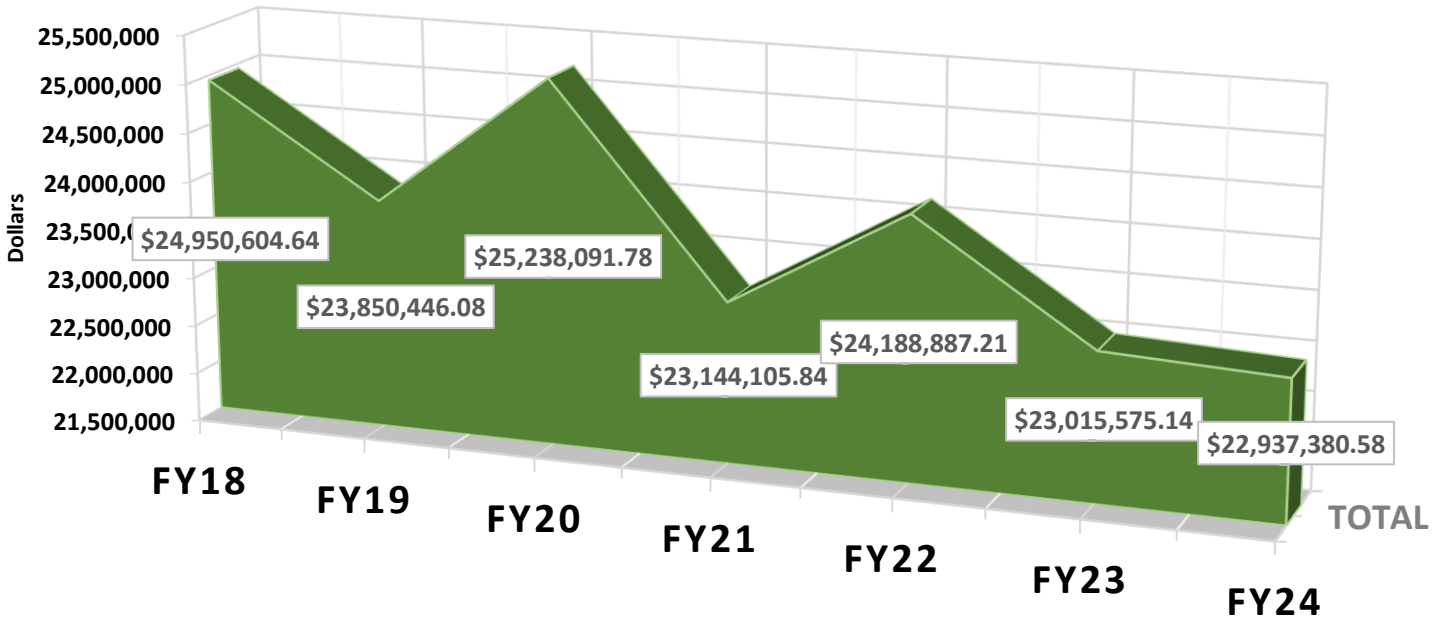
Work Order Statistics by Work Type Period 1/1/2024 through 1/31/2024

Status of Work Orders Scheduled during Report Period						Work Orders Completed during Report Period	
Work Type	Scheduled	Open as of 12/31/2023		Completed during Report Period		Scheduled Prior to 1/1/2024	Total Completed
		#	%	#	%		
NCW	1	1	100.0	0	0.0	0	0
PM	2351	519	22.1	1829	77.8	240	2069
PMMAND	6	1	16.7	5	83.3	7	12
PRO	602	150	24.9	452	75.1	80	532
PROJ	4	4	100.0	0	0.0	2	2
QUOTE	0	0	0.0	0	0.0	0	0
RM	913	199	21.8	714	78.2	97	811
SAF	0	0	0.0	0	0.0	0	0
SP	10	7	70.0	3	30.0	1	4
Total:	3887	881	22.7%	3003	77.3%	427	3430



Business Operations

DFM Budgets FY18 thru FY24

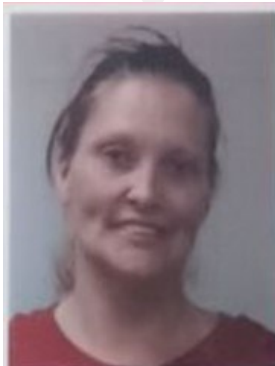


Our WKU DFM Budgets continue to decrease as we compare the past 7 years. We continue to look for areas that we can make adjustments or reduce costs in spending. Additional funding for increase in our fixed contracts and costs inflation on supplies continue to rise with no additional funding available. This continues to be a challenge each year.



Customer Experience Nominations

Environmental Services Attendants



Martha Crowe



Charity Haley



Sherry Martin

Campus Services Technician



Michael Cowles

Welcome

NEW employees to DFM

Environmental Services Attendants

Shanna Lewis 1.18.2024
Chanella Omari 1.9.2024
Asia Ellens 1.4.2024
Kara Williams 1.4.2024

Campus Services Technician

Andrew Wingfield 1.23.2024
Morgan Calhoun 1.11.2024
Joshua Raby 1.4.2024

Our Mission

Guided by our shared value, each one of us is fully empowered to consistently exceed the expectations of the university to insure a safe, clean and stimulating learning, working and living environment for all involved. To this end, we will provide the most efficient and effective routine and preventative maintenance services needed to support the strategic goals of Western Kentucky University.

